




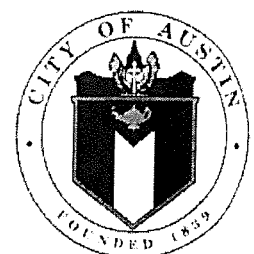
449



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0108
LOCATION: 2301 Saratoga Dr.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made.

1" = 207'

44
2

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, September 14, 2015

CASE NUMBER: C15-2015-0108

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ n/a ☐ Eric Goff
☐ Y ☐ Vincent Harding (Chair)
☐ Y ☐ Melissa Hawthorne (Vice-Chair) **MOTION TO POSTPONED TO 10/12/15**
☐ Y ☐ Don Leighton-Burwell
☐ out ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen **2ND THE MOTION**

APPLICANT: Roy Jensen

OWNER: Mons Anderson

ADDRESS: 2301 SARATOGA DR

VARIANCE REQUESTED: The applicant has requested a variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 40 feet (required) to 25 feet (requested); and from

B. Section 25-2-551 (C) (3) (b) (Lake Austin (LA) District Regulations) to increase the maximum impervious coverage on a slope with a gradient of more than 15 % and not more than 35 % from 10% (required/permitted) to 35% (requested); and from

C. Section 25-2-551 (C) (3) (c) (Lake Austin (LA) District Regulations) to increase the maximum impervious coverage on a slope with a gradient of more than 25 % and not more than 35 % from 5% (required/permitted) to 30% (requested); and from

D. Section 25-2-551 (E) (2) (Lake Austin (LA) District Regulations) to allow construction on a slope with a gradient of more than 35% from 0% (required, construction is prohibited except for a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or for a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs) to 15% (requested)

E. in order to construct a single family home in a "LA", Lake Austin zoning district.

BOARD'S DECISION: POSTPONED TO SEPTEMBER 14, 2015 AT THE APPLICANT'S REQUEST

The applicant has requested a variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 40 feet (required) to 25 feet (requested); and from

B. Section 25-2-551 (C) (3) (b) (Lake Austin (LA) District Regulations) to increase the maximum impervious coverage on a slope with a gradient of more than 15 % and not more than 35 % from 10% (required/permitted) to 35% (requested); and from

C. Section 25-2-551 (C) (3) (c) (Lake Austin (LA) District Regulations) to increase the maximum impervious coverage on a slope with a gradient of more than 25 % and not more than 35 % from 5% (required/permitted) to 30% (requested); and from

D. Section 25-2-551 (E) (2) (Lake Austin (LA) District Regulations) to allow construction on a slope with a gradient of more than 35% from 0% (required, see note below) to 15% (requested)

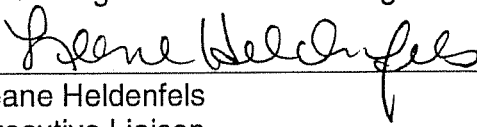
in order to construct a new single family home in a "LA", Lake Austin zoning district.

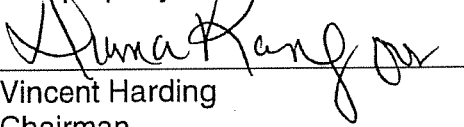
Note: construction is prohibited except for a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or for a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs on a slope with a gradient of more than 35%.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to October 12, 2015, Board Member Michael Von Ohlen second on a 8-0 vote; POSTPONED TO October 12, 2015.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


Vincent Harding
Chairman

L4
3

CASE# C15-2015-0108
ROW# 11385378
TAX# 0135360608
CAD 0135360608 ✓

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4

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2301 SARATOGA DR

LEGAL DESCRIPTION: Subdivision – AUSTIN LAKE ESTATES

Lot(s) 6 Block 11 Outlot _____ Division SECTION 2

I/We ROY JENSEN on behalf of myself/ourselves as authorized agent for

PARADISE CONSTRUCTION LLC affirm that on _____, _____,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

WE ARE REQUESTING A FRONT SETBACK REDUCTION FROM 40' TO 25'. LOT 6 IS SUBJECT TO LA ZONING

WHEN IT DOES NOT CONFORM WITH MINIMUM LOT SIZING.

in a LA district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

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5

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
2301 SARATOGA IS 11,544SF IN SIZE. LA ZONING LOT SIZING IS FOR LOT SIZES 43,560 PER LDC 25-2-492. THIS

CONFLICT INHIBITS REASONABLE DEVELOPMENT OF SIMILAR ZONING IN LINE WITH THE SF-2 USE

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
THE 40' FRONT SETBACK IN CONJUNCTION WITH PROPOSED BUILDING AND SEPTIC INHIBIT SIMILAR SIZED
DEVELOPMENT IN THE NEIGHBORHOOD

(b) The hardship is not general to the area in which the property is located because:
THIS LOT IS BARELY INSIDE THE LA ZONING BOUNDARY AND THERE ARE FEW HOUSES INSIDE ALONG THIS
PORTION OF SARATOGA.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
PLACING A RESIDENTIAL STRUCTURE ON LOT 6 WITH A 25' FRONT SETBACK WILL NOT ALTER THE
CHARACTER OF THE NEIGHBORHOOD. THERE HAS BEEN NO STANDARDIZATION TO THE DEVELOPMENT IN
LAKE AUSTIN ESTATES.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

NA

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

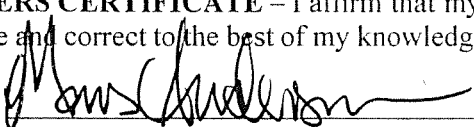
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 5701 SLAUGHTER LANE, A130-165

City, State & Zip AUSTIN, TX 78749

Printed ROY JENSEN Phone 512.762.8995 Date 5.28.15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address PO BOX 161055

City, State & Zip AUSTIN, TX 78716

Printed MONS ANDERSON Phone 512.970.2644 Date 2.28.15

Revised
C15-2015-0108

To: City of Austin Board of Adjustment Members:

I wanted to take a moment to explain where we are at in the development of the lot located at 2301 Saratoga Dr (Lot 6 Block 11 Austin Lake Estates). The owner purchased the property in May of 2014 with the intention of building a two story single family residence with an attached garage (Exhibit Z0.2 and Exhibit D). These drawings are preliminary and don't reflect the final design. They are intended to depict the challenges of the lot, as it pertains to slope, setbacks, and impervious cover. Currently, the lot is vacant of any structures. There are two trees on the lot that are protected sizes, in which, we intend to protect (See Exhibit Z0.2). We intend to install a new driveway and approach, as there is none on site. We will mitigate impacts to the tree with the City of Austin Arborists to ensure its health and longevity of the protected trees. The existing driveway is simply a caliche drive without concrete. In addition to the proposed house, we will be installing a septic system (currently in design) to accommodate the new house. There is not an existing septic system on site.

The lot was platted (Exhibit A) March 9th 1959 per Volume 9 Page 82 and is approximately .27 acres (11,620sq.ft.). The original covenants (Exhibit B) had the setbacks as follows 20' front, 10' side, and 10' rear.

The lot is currently zoned LA, and at the time of purchase, the city of Austin plan reviewers would allow properties, such as this, to conform with SF-2 setbacks. This is because the lot does not conform with the LA zoning minimum lot size requirements of 43,560 sq.ft. as required by 25-2-492 (See Exhibit C). Around the 18th of May 2015, we were notified by a City of Austin Plan Reviewer, that the exception was no longer available, and that we must navigate the Board of Adjustments process to request SF-2 setbacks. We were told that the exception was no longer available as of July 2014, and that all lots zoned LA must conform to the LA setbacks regardless of size. We are asking for a variance from the 40' LA setback to the 25' SF-2 setback.

Looking at Exhibit Z0.4, we can see the complexity of the impervious cover as it pertains to 2301 Saratoga. Most of the slopes with grades 0-15% are contained within the 40' setback and even the 25' setback. Slopes of 15-25% make up a significant portion of the lot suitable for a building footprint. Additionally, slopes 25-35% also make up a significant portion of the lot suitable for a building footprint. Currently the Land Development Code allows 35% impervious cover in slopes 0-15%, 10% in slopes 15-25%, 5% in slopes 25-35%, and 0% on slopes >35%. Referencing back to exhibit Z0.2, Tree T7 a 21" Live Oak, and Tree T10 a 19" Live Oak are the trees we intend to keep. Impacts to the tree T7 are minimalized to maintain the City of Austin's Driveway Pavement Criteria. Utilizing a 9' wide Driveway and 17'x17' min. parking pad. The driveway would be moved as close as possible to the property line to avoid the encroachment into the trees root zone. In doing so, we are asking for a 15% increase to impervious cover for slopes with grades 35% or higher. Furthermore, we are asking for an additional 25% for slopes of 25-35%, and an additional 25% increase in impervious cover for slopes 15-25%. This would allow a reasonably sized house on any other lot.

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Revised

Taking a look at the immediate neighbor on Lot 7 (2303 Saratoga, Exhibit E), the house is approximately 30' from the property line. The lot is also zoned LA. Attached is a picture of the building to depict scale, and a picture to show the similar slopes to the driveway. Additionally Exhibit E shows the site to have similar slopes to 2301 Saratoga.

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The development of Lake Austin Estates has varied over the years with no standardization to the neighborhood. This can be seen throughout the area. Allowing me the requested variance would not affect the character of the neighborhood. I hope after a thorough review of the documents you will agree and grant me a variance allowing a reduction of the front setback to 25' from 40', as well as, the changes in impervious cover.

CITY OF AUSTIN DEVELOPMENT WEB MAP

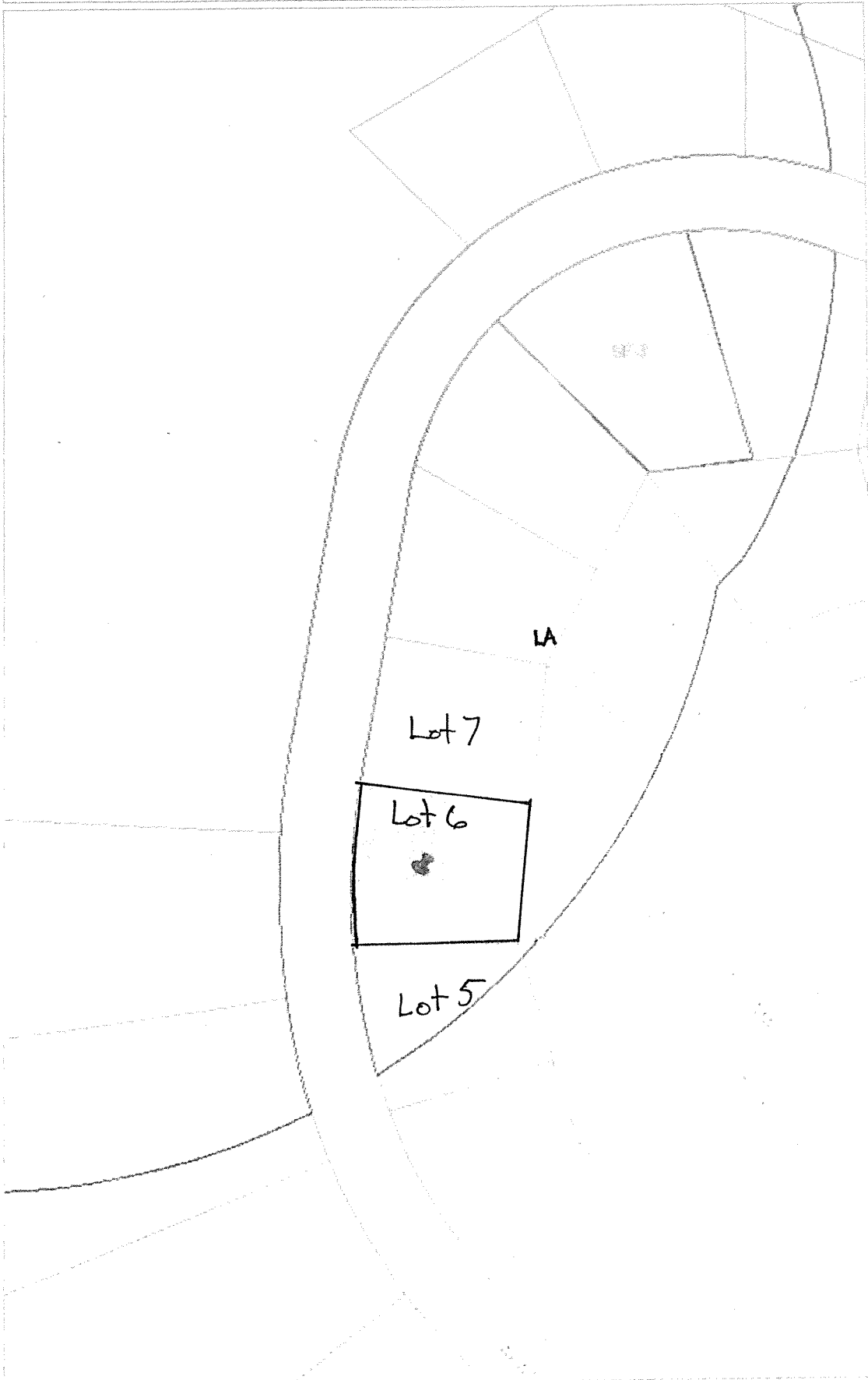
Revised

44
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Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Zoning Text
-  Zoning (Large Map Scale)
-  Lot Line

2301 Saratoga



CITY OF AUSTIN DEVELOPMENT WEB MAP

Revised



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Zoning Text
- Zoning (Large Map Scale)
- Lot Line

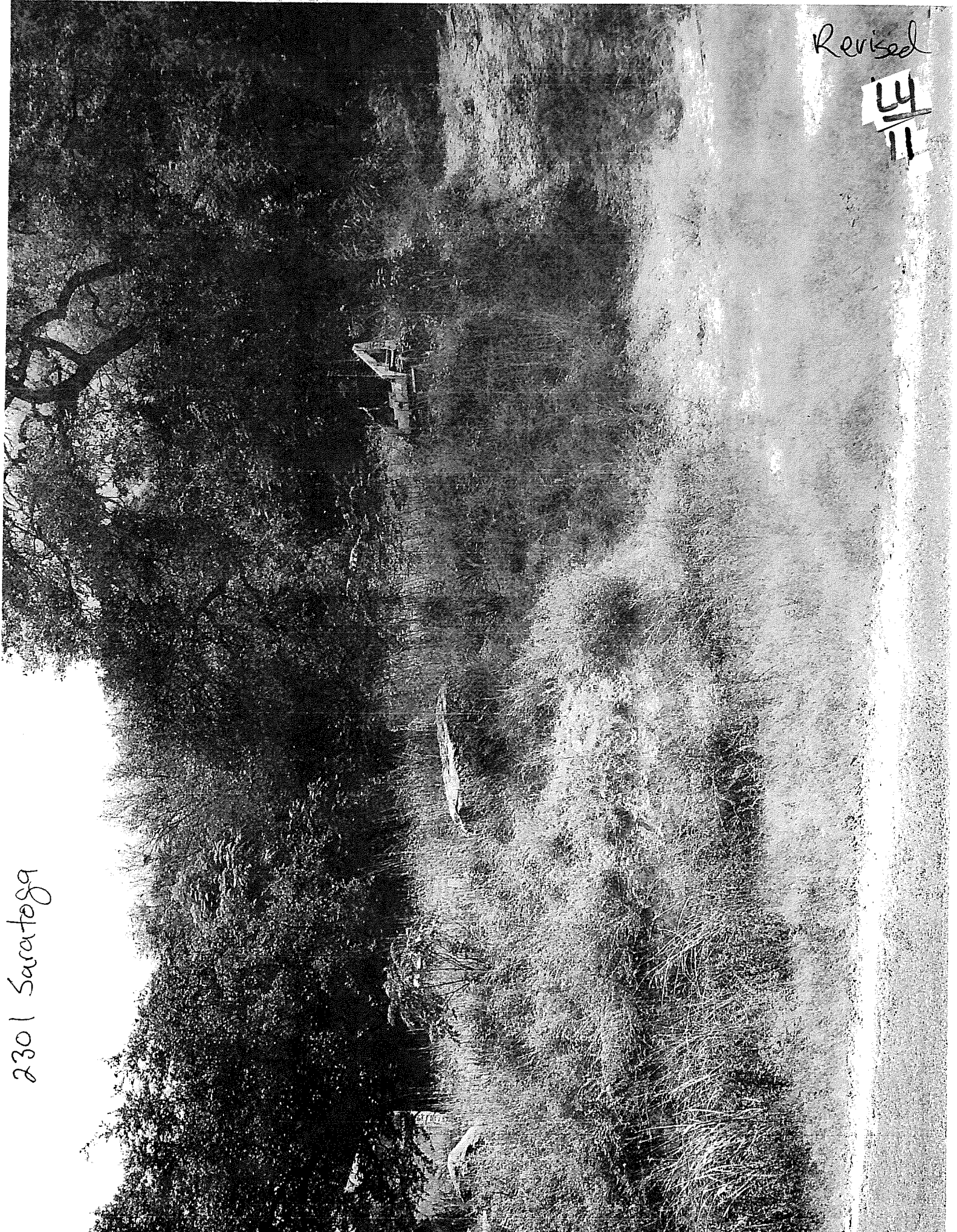
4/10

2301 Saratoga

2301 Saratoga

Revised

44
11



Revised



222 W Colorado, Suite 18
Telluride, Colorado 81435
p 512-656-1745
courtneykizer@gmail.com

DATE:
2015 07 27 ZONING
COMPLIANCE SET

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

TREE PROTECTION

SHEET NUMBER

Z0.2

© C Kizer

1/27/2015 1:34:02 PM

Graphic Only

TREES:
T1 - 7" LIVE OAK
T2 - 9" LIVE OAK
T3 - 10" LIVE OAK
T4 - 8" LIVE OAK
T5 - 13", 9" LIVE OAK
T6 - 12" LIVE OAK
T7 - 21" LIVE OAK
T8 - 13" LIVE OAK
T9 - 14" LIVE OAK
T10 - 19" LIVE OAK
T11 - 26", 25" TWIN LIVE OAK

CRZ: PRESERVE 50% -
CURRENT PLANS
PRESERVE 100%
1/2 CRZ: NO CUT/FILL > 4'
1/4 CRZ: NO IMPACT
PROTECTED TREE:
19" TRUNK =
38' DIAMETER
CRITICAL ROOT ZONE

WALKWAY TO BE
CONSTRUCTED OF
PERVIOUS MATERIALS

CRZ: PRESERVE 50% -
IMPERVIOUS COVER =
551 SF OF 1385 SF, 39.8%

1/2 CRZ: NO CUT/FILL > 4'

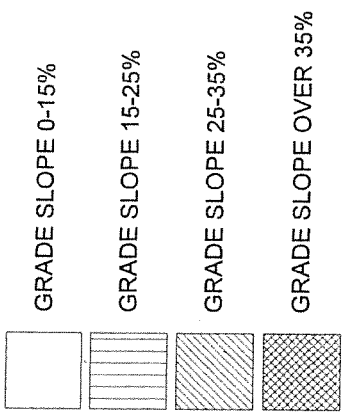
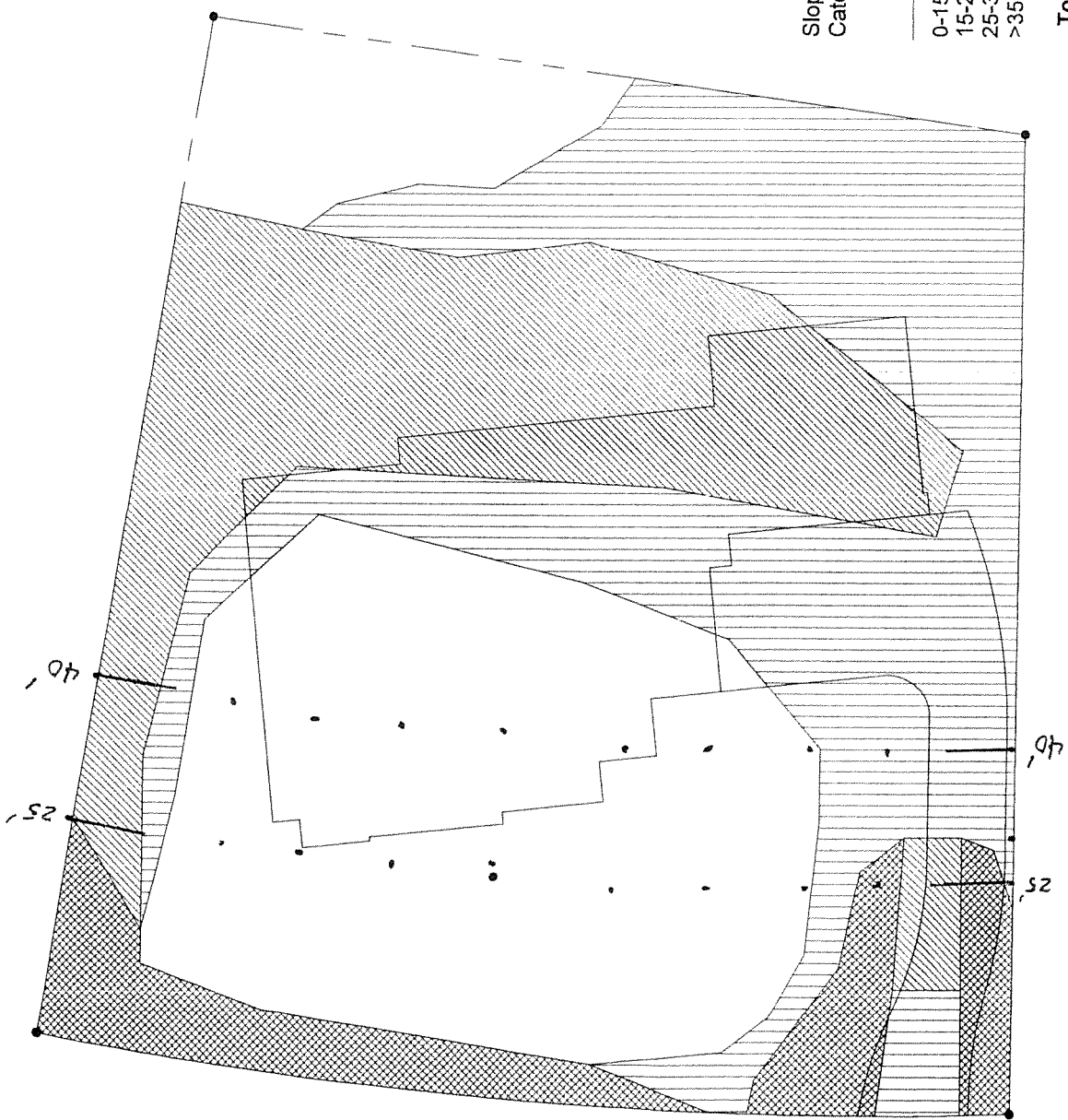
1/4 CRZ: NO IMPACT

PROTECTED TREE: 21"

EXISTING CURB CUT AND
DRIVEWAY GRADING

CONCRETE
DRIVEWAY

Graphic Only



Slope Category	Slope Category Square Footage	Percent of Site	Impervious Cover Square Footage	Percentage of Category Impervious Cover
0-15%	4,350 SF	37%	1,429 SF	33% (35% max)
15-25%	3,596 SF	31%	1,344 SF	37% (10% max)
25-35%	2,708 SF	23%	767 SF	28% (5% max)
>35%	966 SF	8%	102 SF	11% (0% max)
Total	11,620 SF	100%	3,642 SF	

1 IMPERVIOUS COVER SLOPE
1" = 20'-0"

IMPERVIOUS COVER SLOPE
SARATOGA HOUSE

Z0.4
SHEET NUMBER

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

DATE:
2015 07 27 ZONING
COMPLIANCE SET

222 W. Colorado, Suite 18
Telluride, Colorado 81435
p 512-656-1745
courtneykizer@gmail.com

Revised
4.13
ARCHITECTURAL

AUSTIN LAKE ESTATES
SECTION TWO

Revised

14

7/18/54 5:15 PM 50.00
7/18/54 5:15 PM 50.00

KNOW ALL MEN BY THESE PRESENTS

14

[illegible]

THE STATE OF TEXAS
COUNTY OF TRAVIS

COUNTY OF TRAVIS
 Subscribed and sworn to before me, this day personally
 appeared _____, County Clerk of Travis County, Texas, a corporation,
 known to me to be the same, and being a duly qualified Notary Public
 in and for the State of Texas, to be qualified in the name for the
 said County and State, and having thereunto expressed the act and deed
 of the said _____, I, the undersigned, in full faith and belief,
 have hereunto set my hand and the seal of my office, this the 6th
 day of _____, A.D. 1959.

2. $\frac{1}{2} \frac{d}{dt} \int_{\mathbb{R}^n} |u|^2 dx = \int_{\mathbb{R}^n} u \Delta u dx = - \int_{\mathbb{R}^n} |\nabla u|^2 dx \leq 0$

It is the responsibility of the contractor to ensure that the work is completed in accordance with the specifications and to provide a satisfactory result. The contractor is responsible for the quality of the work and for the safety of the workers. The contractor is also responsible for the cost of the work and for the time taken to complete it. The contractor is responsible for the materials used and for the labor involved. The contractor is responsible for the overall quality of the work and for the satisfaction of the client. The contractor is responsible for the safety of the workers and for the protection of the environment. The contractor is responsible for the cost of the work and for the time taken to complete it. The contractor is responsible for the materials used and for the labor involved. The contractor is responsible for the overall quality of the work and for the satisfaction of the client. The contractor is responsible for the safety of the workers and for the protection of the environment.

THE STATE OF TEXAS
COUNTY OF TRAVIS

COUNTY OF TRAVIS
I, Miss Frances Mary Chesnut, Clerk of said County, do hereby
certify that on the 18th day of May A.D. 1913, the Commission-
ers of said County, Texas, caused to be duly entered in the files for
recording of this certain deed and same has been duly entered in the
minutes of said Court in Book 3 Page 326
WITNESSE MY HAND AND SEAL OF OFFICE this 9th day of

MISS EMILIE LIMBERG
Hart County, Ga., & Jones County, Miss.

FILED FOR RECORD
A 11 25 1944 A. A. 11 25 9 10 11 25 1944
MISS EMILIE LEMBERG
1000 Park Avenue, New York, N.Y.

THE STATE OF TEXAS
COUNTY OF TARRANT
I, _____, Clerk of County Court,
do hereby certify that _____
of _____ County, Texas, was duly sworn in as Sheriff of said County, Texas, on _____ day
of _____ A.D. 19____ at _____ o'clock _____ M.
My Comm. Expires _____ day of _____ A.D. 19____.

MISS EMILIE LIMBERT
Deer County Court, Travis County, Texas

*march 9, 1959

SEPTIC TANK NOTE

SEPTIC TANK NOTE
Each house is required to have connected to a septic
system approved by the State Health Department.

EASEMENTS

EASEMENTS-
The easement of right-of-way along the side lines of all lots and
the easement of water at all times for city deeded for public utilities

[illegible]

Exhibit B

Revised
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AUSTIN LAKE ESTATES, INC.)

STATE OF TEXAS

— TO)

THE PUBLIC)

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Austin Lake Estates, Inc., a Texas corporation, by and through its duly undersigned officer, the owner of Austin Lake Estates, Section Two (2), a Subdivision in Travis County, Texas, as shown by the Plat Records thereof in Book 9, Page 82 of the Plat Records of Travis County, Texas, does hereby impress all of the property included in said Austin Lake Estates, Section Two (2) with the following restrictions:

1. All lots in Austin Lake Estates Section Two (2) shall be known and described as residential lots and shall be used for residential purposes only.
2. No trade or profession of any character shall be carried on on any residential lot; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No house trailer, tent, or shack shall be placed, erected or permitted to remain on any residential plot, nor shall any structure of temporary character be used at any time as a residence. No residential structure shall ever be erected or placed on any building plot with an average width of less than seventy-five (75) feet at the front building set-back line and a ground area of nine thousand (9,000) square feet.
4. All residential structures must face the street on which they are located.
5. No improvements shall be erected, altered, placed or be permitted to remain on any residential plot other than one family or two family dwelling units, and necessary out buildings.

B
Revised
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* 6. No building shall be located on any building plot nearer than twenty (20) feet to the front line or street line or nearer than ten (10) feet to any side lot line nor in the case of corner lots nearer than fifteen (15) feet to any side street.

7. No dwelling may be erected in said subdivision, the ground area of which is less than eight hundred (800) square feet, exclusive of porches, and garages, except where provided otherwise in the contract of sale, the minimum in such event, however, to be six hundred (600) square feet.

8. No animals except household pets shall be kept or maintained on any lot.

9. No outside toilet facilities shall be maintained on any lot and all toilet facilities shall be connected to a sewer line or a septic tank.

10. No lot in said subdivision shall be resubdivided except where as the result of further subdivision; each lot or parcel of land including that portion remaining in the original lot so subdivided shall contain less than an average width of seventy-five (75) feet frontage on the street which it faces and shall have a minimum of nine thousand (9,000) square feet of ground area.

11. No building shall be erected on any building plot unless such building has been designed by a licensed architect, or until the external design and location thereof has been approved in writing by the subdivider or by a committee appointed by the owners of a majority of the lots which are subject to the covenants hereinset forth; provided, however, that if the subdivider or such committee, if in existence, fails to approve or disapprove such design and location within three (3) days after such plans have been submitted for approval, or if no suit to enjoin the erection of such building has been commenced prior to the completion thereof, such approval will not be required.

* Existing setbacks per original covenants

B
Revised
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12. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in Austin Lake Estates Section Two (2), whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any lot or plot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These restrictions and covenants shall be binding until January 1, 1980. On and after January 1, 1980, said restrictions and covenants shall be automatically extended for successive periods of ten (10) years each unless, by a vote of a three-fourths majority of the then owners of the lots in said Austin Lake Estates Section Two (2), it is agreed to change said restrictions in whole or in part.

13. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning any real property situated in the said Austin Lake Estates Section Two (2) to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, and either to prevent him or them from so doing, or to correct such violation, or to recover damages or other dues for such violation. Invalidation of any one or any part of these restrictions by judgment or court order shall in no wise affect any of the other provisions or part of provisions which shall remain in full force and effect.

EXECUTED this the 9th day of March, A.D. 1959.

AUSTIN LAKE ESTATES, INC.

By: Earl Podolnick
Earl Podolnick, Vice-President

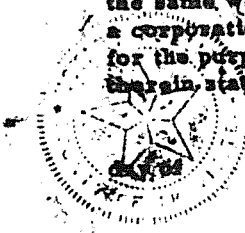
ATTEST:
AUSTIN LAKE ESTATES, INC.
Barbara Walton
Barbara Walton, Secretary

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

VOL 2015 PAGE 247

B
Revised
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BEFORE ME, the undersigned authority, on this day personally appeared Earl Podolnick, Vice-President of Austin Lake Estates, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Austin Lake Estates, Inc. a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th
MARCH, A. D. 1959.

Phil M. [Signature]
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19 _____.

Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed, and the said _____ wife of _____ having been examined by me privily and apart from her husband and having the same fully explained to her by me, she, he said _____ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19 _____.

Notary Public in and for Travis County, Texas

Filed Mar. 12 1959 at 3:30 PM
Recorded Mar 16 1959 at 10:25 AM

Exhibit C

revised

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19

§ 25-2-492 - SITE DEVELOPMENT REGULATIONS.

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

Source: Section 13-2-630; Ord. 990225-70; Ord. 991104-46; Ord. 000511-109; Ord. 030731-53; Ord. 031211-11; Ord. 041118-57; Ord. 20100819-064.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	*	25%	40%	45%	45%

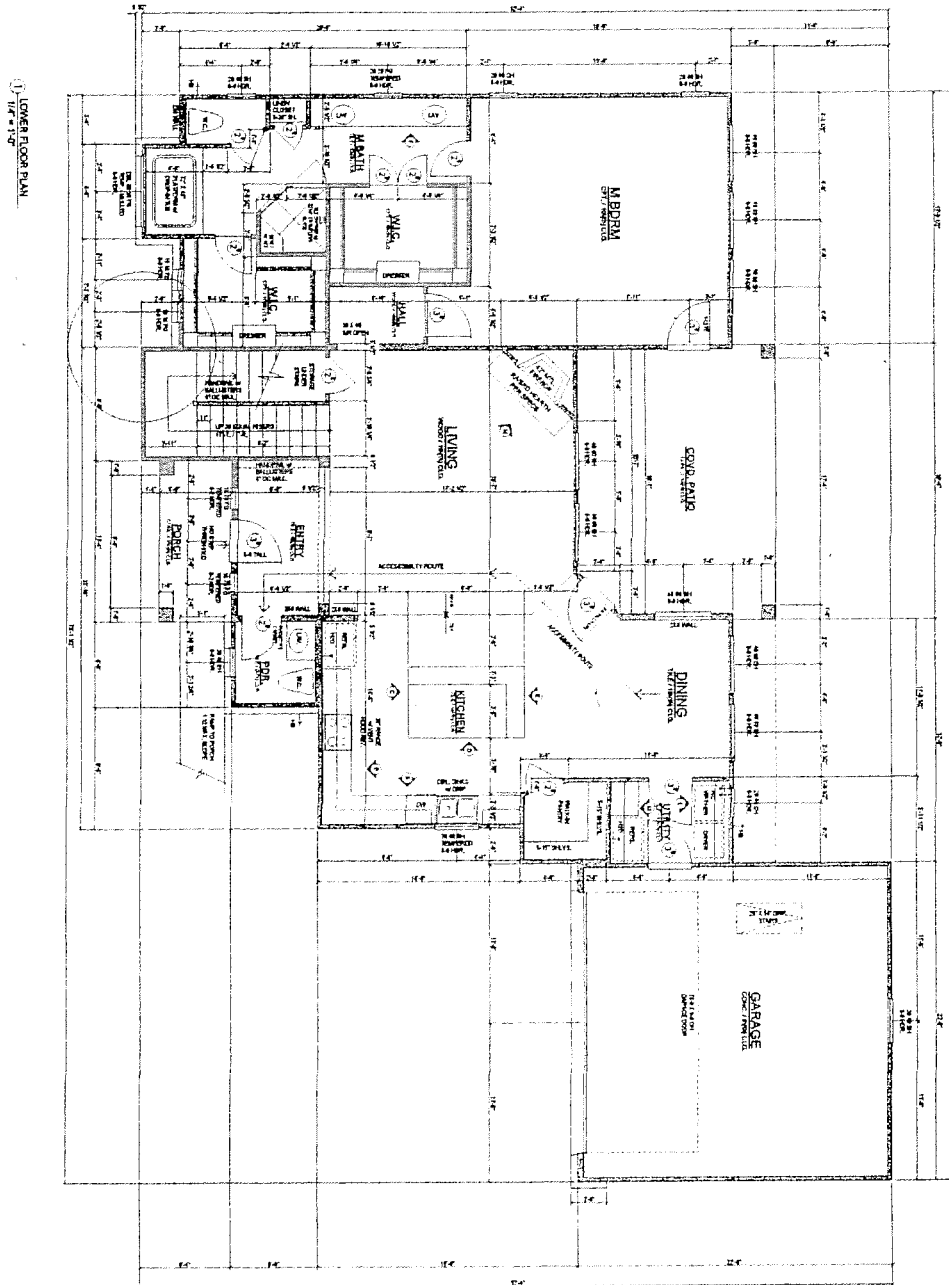
* See Section 25-2-551 (*Lake Austin District Regulations*).

** See Section 25-2-556 (*Family Residence District Regulations*).

Exhibit D

revised

44
20



① LOWER FLOOR PLAN
11'4" = 3'-0"

A2.1

SHEET NUMBER

FLOOR
PLANS

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733
PRELIMINARY ZONING APPROVAL

REVIEWS

222 W. Colorado
P.O. Box
Telluride, Colorado 8
p. 512-USA-
countryknight@qmail

ARCHITECTURAL2

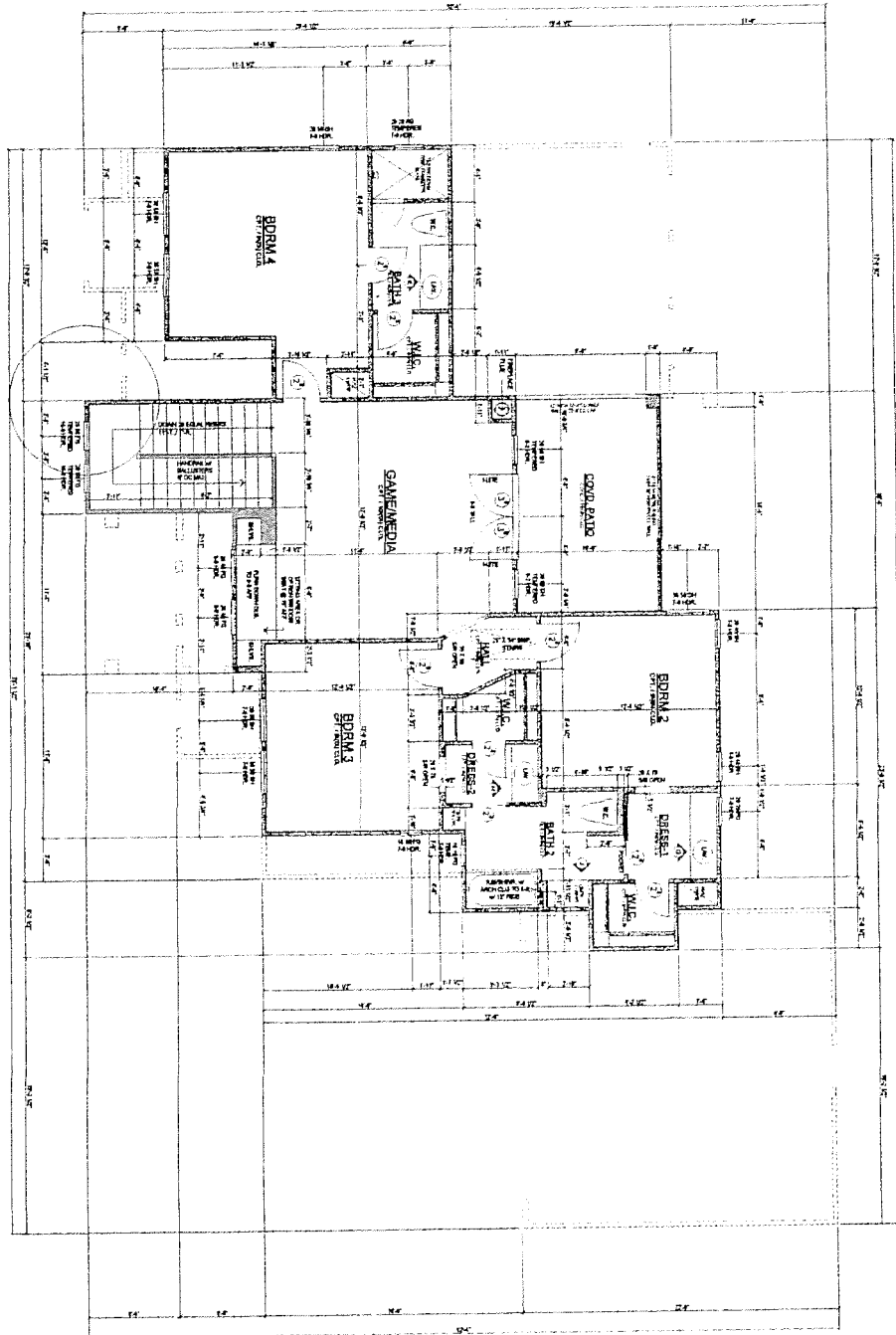
NOT FOR CONSTRUCTION

D

revised

44
21

1 UPPER FLOOR PLAN
1/4" = 1'-0"



10/20/2015 2:22 PM

A2

SHEET NUMBER

FLOOR
PLANS

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

REVISIONS
1. 10/20/2015

222 N. GILBERT
AUSTIN, TEXAS 78701
P. 512-2506
CONTRACT# 123456789

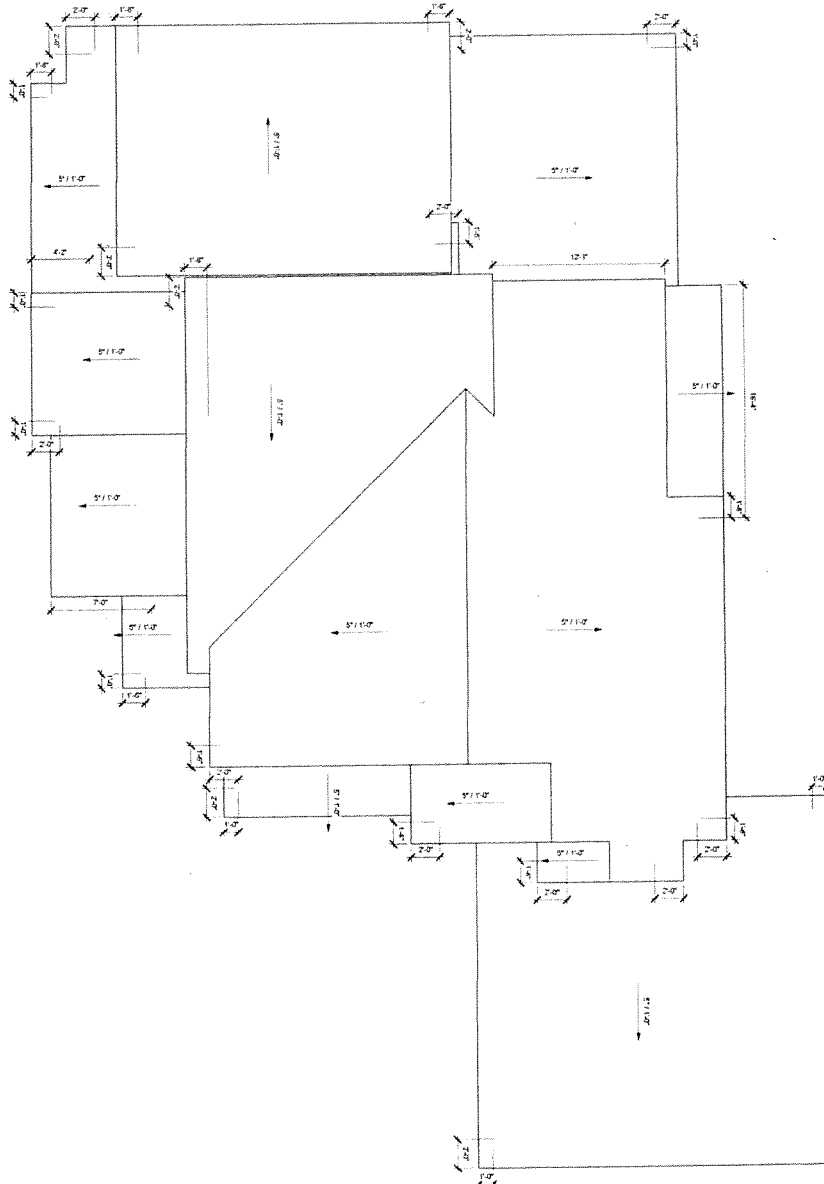
ARCHITECTURAL 2

NOT FOR CONSTRUCTION

D
revised
14
22

NOTE:
1. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
2. ALL ROOFS AND RIDGES TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
3. ALL EAVES TO BE 18" DEEP.
4. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
5. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
6. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
7. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
8. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
9. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.
10. ALL ROOFS TO BE 2" SP 30# 4" X 6" C. L. G. L. S.

2. ROOF PLAN
1/4" = 1'-0"



A2.

ROOF PL
SHEET NAME

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

222 W. 6th St.
P.O. Box
Tulsa, Oklahoma
74101-0000
P. 517-2500
C. 517-2500
www.222w6th.com

ARCHITECTURAL 2

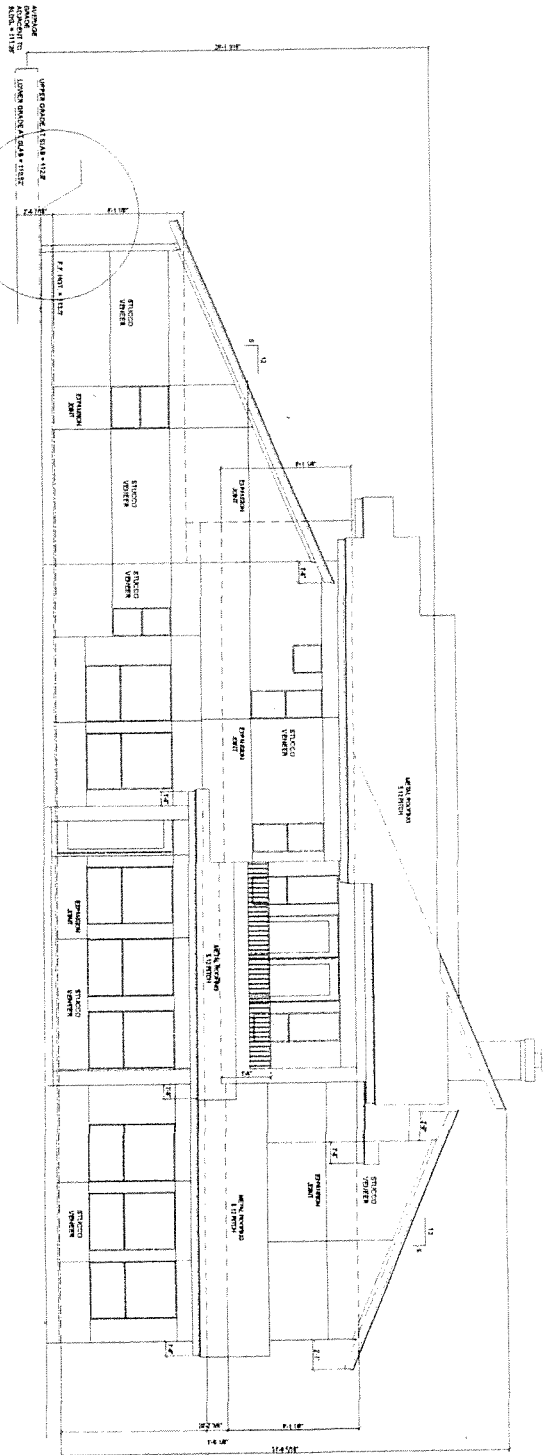
NOT FOR CONSTRUCTION

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revised

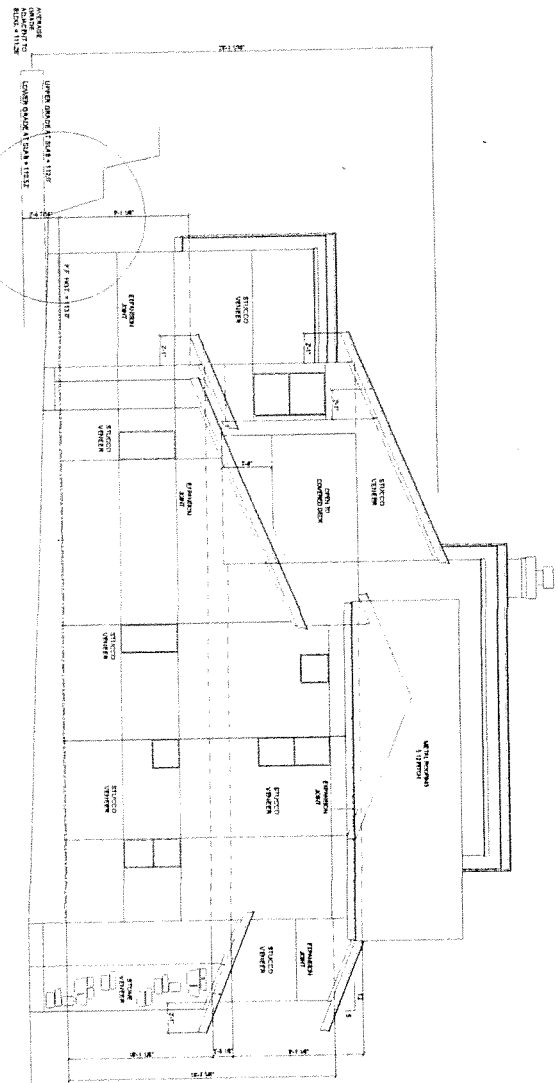
4/23

1. ELEVATIONS - NORTH & EAST
1/4" = 1'-0"

REAR (EAST) ELEVATION



LEFT SIDE (NORTH) ELEVATION



A3

SHEET NAME

ELEVATION

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

221W Columbia
P.O. Box
Tulane, Louisiana
70082
tcd@tulane.edu
tcd@tulane.edu

REVISIONS
DATE BY
REASON

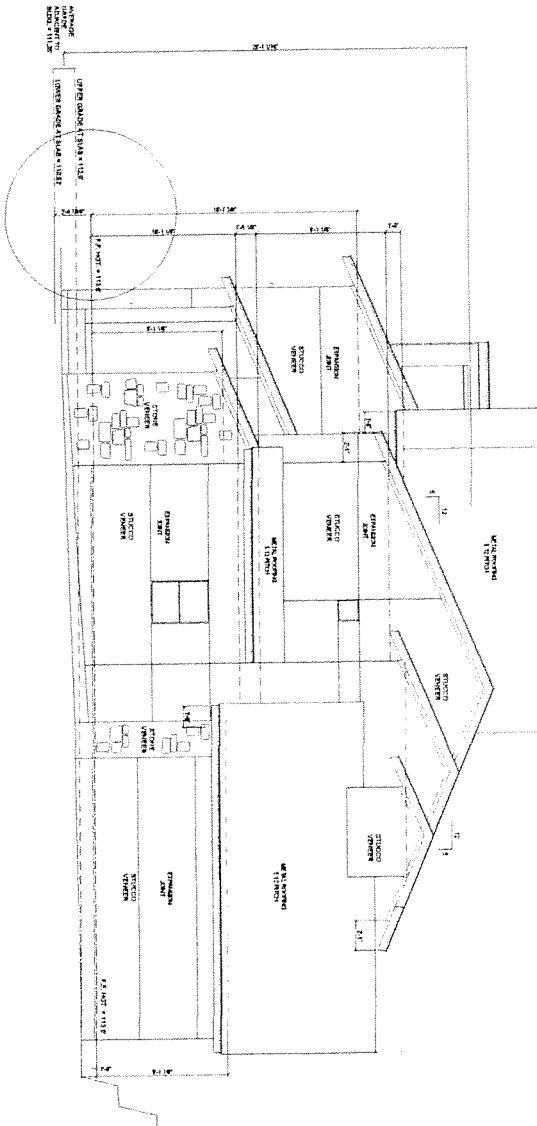
ARCHITECTURAL 2

NOT FOR CONSTRUCTION

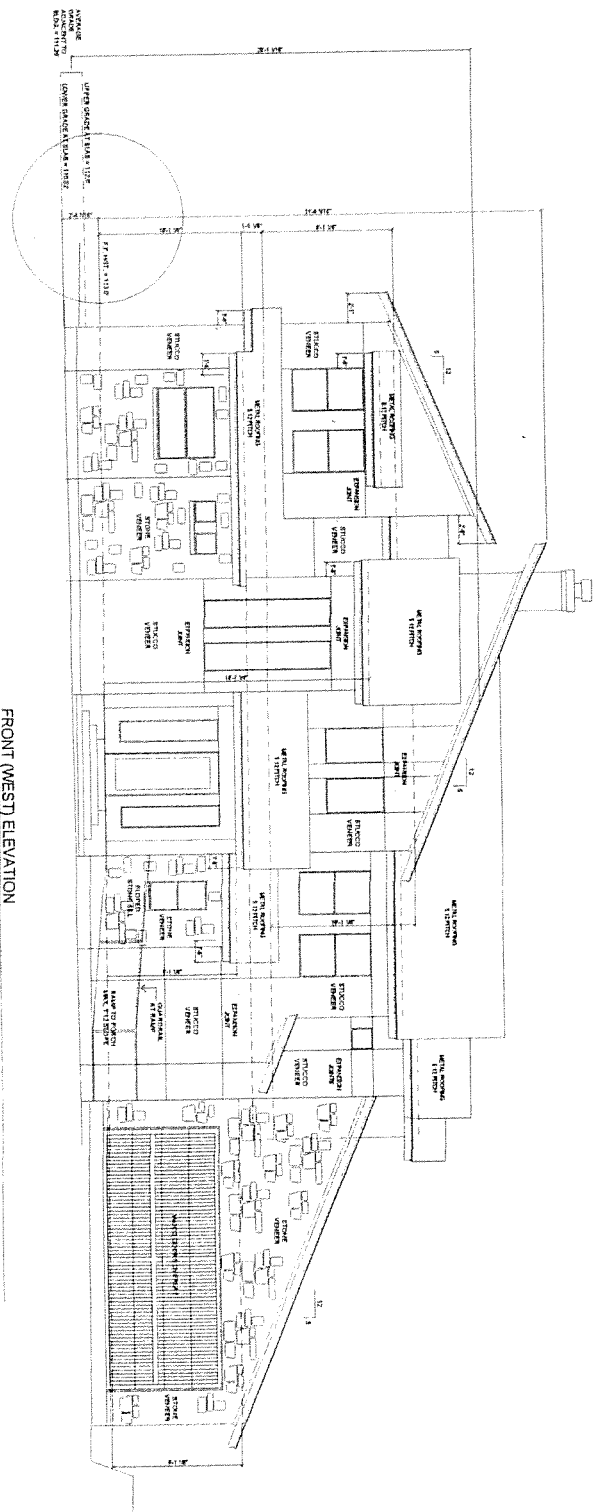
D
revised
4/24

1 ELEVATIONS - SOUTH & WEST
1/4" = 1'-0"

RIGHT SIDE (SOUTH) ELEVATION



FRONT (WEST) ELEVATION



A3.1

SHEET NUMBER

ELEVATIONS

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

222 W. Colorado
P.O. Box 11
Austin, Texas 78761
catherine@jagmet.com

ARCHITECTURAL 2


CITY OF AUSTIN DEVELOPMENT WEB MAP

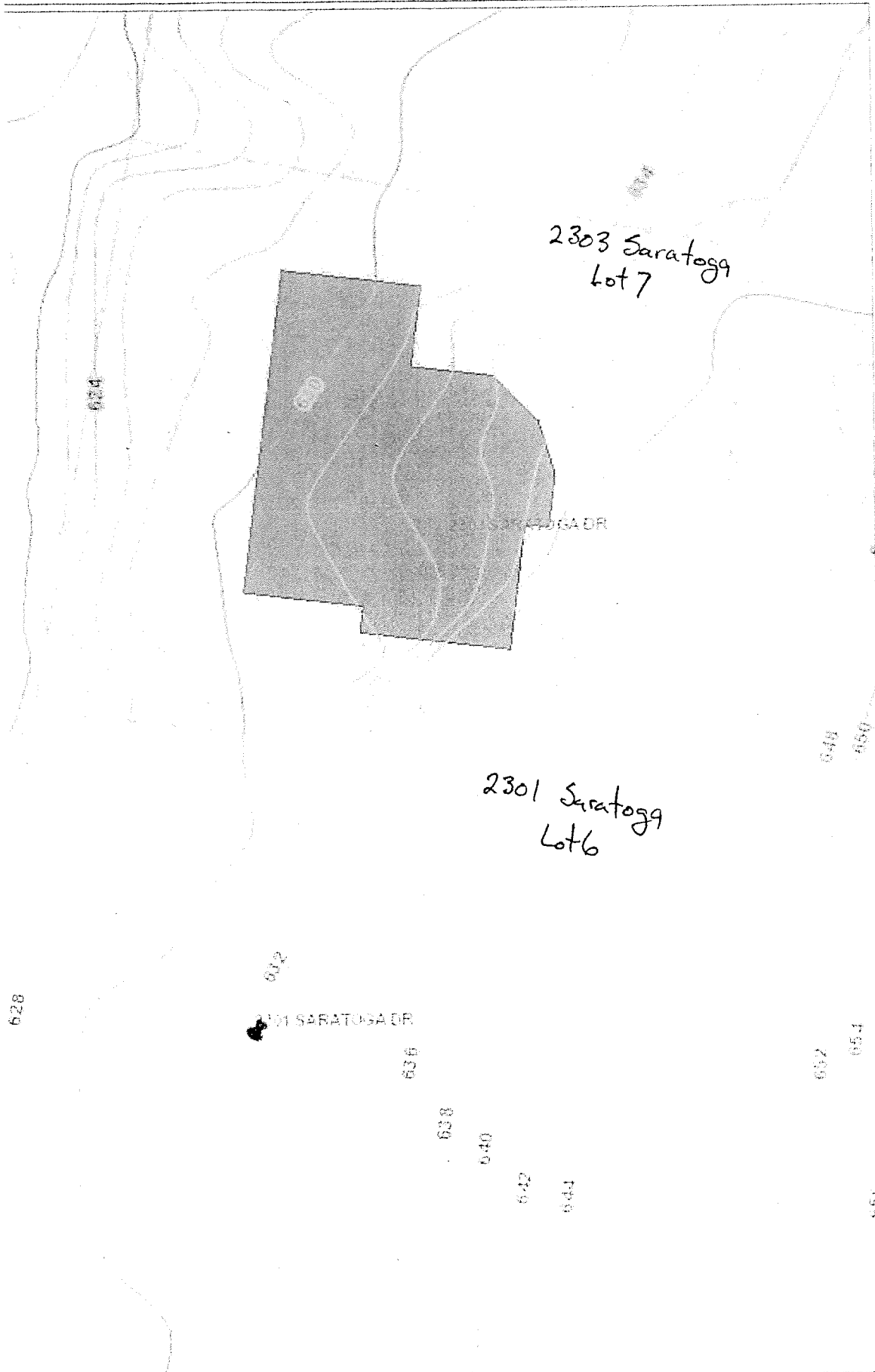
Exhibit E

revised

44
25

Legend

-  Lot Lines
-  Streets
-  Building Footprint
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
- Contours Year 2012
 -  Index
 -  Intermediate
 -  Special
-  Building Footprints Year
-  Address Points



CRUIS
LYE
26

2303 Saratoga



L4
27

7/13/15

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0108, 2301 Saratoga Drive

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, September 14th, 2015

Jane Kibler

Your Name (please print)

2403 Saratoga Dr. 78733

Your address(es) affected by this application

Leane Kibler

Signature

9/13/15

Date

Daytime Telephone: 512-825-0682

Comments: Both the requests are unacceptable. The lot is too small for a 2800 sq ft

home and it will adversely effect the immediate area, especially since the height of the home will begin ~ 6' to 8' above the street and being so close to the street will be

unreasonable and obscene. The request for more impervious cover will create additional and increased water issues here. There will be an inadequate area to absorb storm water.

The property will have to have the drain field protected and storm water will have to be sent elsewhere. This is becoming increasingly common out here and must stop. A

"reasonably" sized home in this neighborhood on this lot is between 1400 and 1800 sq ft. Also, the driveway should not be in the easement. He needs a bigger lot or 2 lots.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

5/2

PUBLIC HEARING INFORMATION

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C15-2015-0108, 2301 Saratoga Drive

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

Your Name (please print)

Robert Gillette

☐ I am in favor
☒ I object

Your address(es) affected by this application

2212 Saratoga Dr

9-12-15

Signature

Leane Heldenfels

Date

Daytime Telephone:

512-751-9934

Comments:

After Roberts

Good My Property

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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Case Number: C15-2015-0108, 2301 Saratoga Drive

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

Robert Caffee

Your Name (please print)

☐ I am in favor
☒ Not object

2301 SARATOGA DRIVE

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

Daytime Telephone: 512-263-5902

Comments: Setback minimums are established for

neighborhood aesthetics & they promote fire

safety. Allowing this variance will adversely

affect the property value & safety of the homes

nearby. - Allowing a variance to increase impervious

coverage will increase soil erosion of my property

as it is downhill from said property. - Note: the

Public Hearing placed on said property is being in the

city & has not been prominently displayed.

If you use this form to comment, it may be returned by noon the day

of the hearing to (comments received after noon may not be seen by

the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

